

**AGENDA FOR THE REGULARLY SCHEDULED CITY OF COLLEGEDALE COMMISSION
MEETING TO BE HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE, ON
MONDAY, FEBRUARY 21, 2011 AT 6:00 P.M.**

- I. Call to Order by the Mayor
- II. Invocation
- III. Roll Call by City Recorder
- IV. Approval of previous meeting minutes
 - 1. February 7, 2011 – Commission Meeting
- V. Comments from Citizens
- VI. Unfinished Business
 - 1. None
- VII. New Business
 - 1. Ordinance # 765, Amendment of Commercial Design Standards
~Recommended by Planning Commission~
- VIII. Request for reports from City Administration/Commissioners by the Mayor
- IX. Adjournment

ORDINANCE NO. 765

**AN ORDINANCE TO AMEND THE COMMERCIAL DESIGN STANDARDS
ADOPTED BY ORDINANCE # 743 TO CHANGE THE APPLICABILITY
SECTION UNDER GENERAL PROVISIONS FOR
THE CITY OF COLLEGEDALE, TENNESSEE**

WHEREAS, in pursuance of the authority granted in Tennessee Code Annotated Section 6-54-133, the City of Collegedale, Tennessee has designated the Collegedale Municipal Planning Commission as the Design Review Commission charged with enforcing commercial design standards; and

WHEREAS, Tennessee Code Annotated Section 6-54-133 enables a municipality to adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

WHEREAS, the Collegedale Municipal Planning Commission has recommended the adoption of said amendment to the commercial design standards to the Collegedale Board of Mayor and Commissioners, as herein described; and

WHEREAS, pursuant to the requirements of Tennessee Code Annotated, the City of Collegedale conducted a public hearing subject to at least fifteen (15) days notice prior to the final reading and adoption of the ordinance herein described;

NOW THEREFORE BE IT ORDAINED, by the Board of Mayor and Commissioners of the City of Collegedale, Tennessee, that

Section 1

Section I. Definitions of the Collegedale, TN Commercial Design Standards
Ordinance #743 shall be amended by deleting the definition for “commercial development” and replacing it with the following definition:

Delete ~~*Commercial Development* — All retail, restaurant, service, hotels, motels, and similar businesses, but shall not include office or industrial uses. However, any office or industrial development or building that includes more than a twenty percent (20%) retail component by square footage shall be subject to these Commercial design Guidelines and standards.~~

Replace *Commercial Development* — All retail, restaurant, service, hotels, motels, and similar businesses, but shall not include industrial uses.

However, any office or industrial development or building that includes more than a twenty percent (20%) retail component by square footage shall be subject to these Commercial design Guidelines and standards.

Section 2

Section I. Definitions of the Collegedale, TN Commercial Design Standards Ordinance #743 shall be amended by adding the definition for “multi-family dwelling”:

Add Multi-family dwelling – A building or portion thereof designed for occupancy by three or more families living independently in which they may or may not share common entrances or other spaces. Individual dwelling units may be detached buildings used as dwelling units located on a lot that is in single ownership having yards, courts, or facilities in common.

Section 3

Section B. labeled as “Applicability” under Section II. General Provisions of the Collegedale TN Commercial Design Standards Ordinance #743 shall be amended by deleting that section and replacing it with the following:

Delete B. APPLICABILITY

~~Unless exempt under II.C.(Exemptions) below, these Commercial Design Standards shall apply to all new commercial development within the City of Collegedale that involves either a rezoning request; a site plan approval; a revised preliminary plan where a public hearing is necessary; a special use approval for hotels/motels; or a major rehabilitation of an existing commercial structure. Major rehabilitation shall mean any renovation, restoration, modification, addition, or retrofit of a structure or site that exceeds twenty five percent (25%) of the current appraised value of any structure or site as established by Hamilton County. Major rehabilitation shall not include routine maintenance and repair of a structure or other feature on the surrounding site, such as a roof replacement or general repairs to a parking area or other site feature.~~

~~The standards stated in section IV.B.5.e. (Site Layout and Building Orientation at Two Intersecting Thoroughfare Streets), shall apply to all new commercial development, commercial office development, and multi-family developments.~~

Replace B. APPLICABILITY

Unless exempt under II.C.(*Exemptions*) below, these Commercial Design Standards shall apply to all new commercial developments and multi-family dwellings regardless of zoning designation within the City of Collegedale that involves either a rezoning request; a site plan approval; a revised preliminary plan; a special use approval for hotels/motels; or a major rehabilitation of an existing commercial or multi-family structure. Major rehabilitation shall mean any renovation, restoration, modification, addition, or retrofit of a structure or site that exceeds twenty five percent (25%) of the current appraised value of any structure or site as established by Hamilton County. Major rehabilitation shall not include routine maintenance and repair of a structure or other feature on the surrounding site, such as a roof replacement or general repairs to a parking area or other site feature.

The standards stated in section III.B.4. (*Site Layout and Building Orientation at Two Intersecting Thoroughfare Streets*), shall apply to all new commercial development, commercial office development, and multi-family developments.

THEREFORE BE IT FURTHER ORDAINED, that this ordinance shall become effective fifteen (15) days after final reading and passage by the Collegedale Board of Mayor and City Commissioners, THE PUBLIC WELFARE REQUIRING IT.

PASSED ON FIRST READING: _____

PASSED ON FINAL READING: _____

MAYOR OF COLLEGEDALE, TENNESSEE

ATTEST: _____
CITY RECORDER

APPROVED AS TO FORM: _____
CITY ATTORNEY

PUBLIC HEARING DATE: _____